

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY
RE: FINAL DESIGNATION OF REDEVELOPER AND PROPOSED
DISPOSITION OF PARCELS X-52-2, X-42-1, X-42-2, X-52-1E2,
X-52-1E1 and N-S-2B IN THE SOUTH END URBAN RENEWAL
AREA, PROJECT NO. MASS. R-56

WHEREAS, the Boston Redevelopment Authority, hereinafter referred to as the "Authority", has entered into a contract for loan and capital grant with the Federal Government under Title I of the Housing Act of 1949, as amended, which contract provides for financial assistance in the hereinafter identified Project; and

WHEREAS, the Urban Renewal Plan for the South End Urban Renewal Area, Project No. Mass. R-56, (hereinafter referred to as the "Project Area"), has been duly reviewed and approved in full compliance with local, State and Federal Law; and

WHEREAS, the Authority is cognizant of the conditions that are imposed in the undertaking and carrying out of urban renewal projects with Federal financial assistance under said Title I, including those prohibiting discrimination because of race, color, sex, religion, or national origin; and

WHEREAS, the Economic Industrial and Development Corporation has expressed an interest in and has submitted a satisfactory proposal for the development of Disposition Parcels X-52-2, X-42-1, X-42-2, X-52-1E2, X-52-1E1 and N-S-2B in the South End Urban Renewal Area; and

WHEREAS, the Authority is cognizant of Chapter 30, Section 61 and 62 of the Massachusetts General Laws, as amended, with respect to minimizing and preventing damage to the environment;

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

1. That the Economic Industrial and Development Corporation of Boston (EDIC) be and hereby is finally designated as Redeveloper of Parcels X-52-2, X-42-1, X-42-2, X-52-1E2, X-52-1E1 and N-S-2B in the South End Urban Renewal Area.
2. That it is hereby determined that the Economic Industrial and Development Corporation of Boston possesses the qualifications necessary to develop the land in accordance with the Urban Renewal Plan for the Project Area, and has produced a feasible development plan.
3. That disposal of said parcels by negotiation is the appropriate method of making the land available for redevelopment.

4. That the Director is hereby authorized for and in behalf of the Boston Redevelopment Authority to execute and deliver a Land Disposition Agreement and Deed conveying Parcels X-52-2, X-42-1, X-42-2, X-52-1E2, X-52-1E1 and N-S-2B to the Economic Industrial and Development Corporation of Boston, said documents to be in the Authority's usual form.
5. That the Secretary is hereby authorized and directed to publish notice of the proposed disposal transaction in accordance with Section 105 (E) of the Housing Act of 1949, as amended, including information with respect to the "Redeveloper's Statement for Public Disclosure". (Federal Form H-6004)

October 27, 1977

MEMORANDUM

TO: BOSTON REDEVELOPMENT AUTHORITY

FROM: ROBERT F. WALSH, DIRECTOR

SUBJECT: SOUTH END URBAN RENEWAL AREA; FINAL DESIGNATION
OF ECONOMIC DEVELOPMENT AND INDUSTRIAL CORPORATION
PARCEL X-42 AND RELATED PARCELS

On April 17, 1975, the Authority authorized the execution of a Cooperation Agreement by and among the Authority, the Economic Development and Industrial Corporation ("EDIC"), the Community Development Corporation of Boston, Inc. ("CDC"), the Massachusetts Department of Public Works ("DPW") and the Governor's Southwest Corridor Development Coordinator. The purpose of this agreement was to coordinate various governmental and private efforts to redevelop the so-called Southwest Corridor for commercial, industrial and housing uses.

Pursuant to the spirit of the Cooperation Agreement, the staffs of the various public agencies have reviewed the area in detail in order to ascertain the highest and best use of the corridor. On November 4, 1976, the Authority tentatively designated EDIC as the redeveloper of Parcels X-52 and X-42. On June 9, 1977, the Authority finally designated EDIC as the redeveloper of Parcel X-52-1 and, further, certified the fair reuse value for Parcels X-52 and X-42.

In order to create an integrated development parcel and to dedicate adjacent areas for necessary street purposes, it is now appropriate for the Authority to execute certain agreements with EDIC, DPW and the Boston Edison Company. The substance of these agreements are as follows:

- (A.) An agreement by and among the Authority, EDIC and DPW, by which the Authority will transfer, for nominal consideration, twenty-five (25) parcels of land in the South End and Campus High School Urban Renewal Areas to the DPW for highway purposes. These parcels contain approximately One Hundred and Eight Thousand and Thirty Two (108,032) square feet. The DPW will transfer, for nominal consideration, twenty-one parcels of land to the Authority or EDIC for redevelopment purposes. These parcels

contain approximately One Hundred and Nineteen Thousand, Two Hundred and Seventy (119,270) square feet. These properties are comparable.

- (B.) An agreement by and between the Authority and Boston Edison Company by which the Authority will transfer, for nominal consideration, a parcel of land containing approximately Six Thousand One Hundred and Sixty Nine (6,169) square feet to Edison and will receive title from Edison to a parcel of land containing Six Thousand One Hundred and Fifty Two (6,152) square feet. These parcels are comparable and the proposed transfer is necessary and appropriate to permit the construction of Relocated Hampden Street.
- (C.) A Land Disposition Agreement, in the Authority's usual form, to transfer title, for the already approved reuse value, to Parcels X-52-1, X-52-2, X-42-2, X-52-1E2, X-52-1E1 and N-S-2B, to EDIC so as to permit the redevelopment of this integrated parcel for industrial reuse. EDIC is prepared to lease the disposition parcel for immediate use.

In order to effect the purposes of the Cooperation Agreement and to implement the Authority's redevelopment objectives, it is recommended that the Authority authorize the Director to execute the proposed agreement and to finally designate EDIC as the redeveloper of the parcels hereinbefore enumerated.

Appropriate votes and resolution follow:

tabled

VOTED: That the Director be and is hereby authorized to execute an agreement by and among the Authority, the Massachusetts Department of Public Works ("DPW") and the Economic Development and Industrial Corporation ("EDIC"), whereby the Authority will agree to transfer, for nominal consideration, title to twenty-five (25) parcels of land in the South End and Campus High School Urban Renewal Areas to the DPW for highway purposes and the DPW will agree to transfer, for nominal consideration, title to twenty-one (21) parcels of land to the Authority and EDIC for redevelopment purposes. Said agreement is to be in substantially the form of the document attached hereto.

labeled

VOTED: That the Director be and is hereby authorized to execute an agreement by and between the Authority and the Boston Edison Company whereby the Authority will agree to transfer, for nominal consideration, title to a certain parcel of land on Albany Street, consisting of approximately Six Thousand One Hundred and Sixty Nine (6,169) square feet, to Edison and Edison will agree to transfer, for nominal consideration, title to a certain parcel of land on Albany Street, consisting of approximately Six Thousand One Hundred and Fifty Two (6,152) square feet to Edison. Said agreement is to be in substantially the form of the document attached hereto.

